



**Address:** [1344 FLECKMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 47157-13-19  
**Subdivision:** WILLOW SPRINGS ADDITION  
**Neighborhood Code:** 2Z300K

**Latitude:** 32.9763266839  
**Longitude:** -97.3891893182  
**TAD Map:** 2030-472  
**MAPSCO:** TAR-005P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** WILLOW SPRINGS ADDITION  
Block 13 Lot 19

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)  
**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** ELLIOTT-WELLMAN (00642)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800063671  
**Site Name:** WILLOW SPRINGS ADDITION Block 13 Lot 19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,783  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,360  
**Land Acres<sup>\*</sup>:** 0.1460  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
LOPES MANOJ  
RODRIGUES CAROLINA J  
**Primary Owner Address:**  
200 SAINT CROIX GRN  
IRVING, TX 75038

**Deed Date:** 12/9/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222292575](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	9/8/2021	<a href="#">D221256708</a>		

**VALUES**



This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$270,388	\$85,000	\$355,388	\$355,388
2024	\$270,388	\$85,000	\$355,388	\$355,388
2023	\$221,000	\$85,000	\$306,000	\$306,000
2022	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.